

# **JONESVILLE TOWN COUNCIL**

**REGULAR MEETING  
SEPTEMBER 12, 2016  
7:00 P.M.**

## **AGENDA**

**1.) CALL TO ORDER / INVOCATION / PLEDGE OF ALLEGIANCE**

**2.) PUBLIC COMMENT PERIOD**

Each speaker is asked to limit comments to **3 Minutes**, and the total comment period will be 30 minutes or less. Although the Council is interested in hearing your concern, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment Period. Topics requiring further investigation will be referred to the appropriate Town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff and other speakers.

**3.) ADOPTION OF MINUTES (TAB 1)**

August 8, 2016 regular meeting.

**4.) PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION (TAB 2)**

Town staff has been working with an engineering firm on an application package for a Community Development Block Grant (CDBG) application. We have identified a number of locations in Town that are in need of water line replacement and/or repair. The CDBG program is designed to assist areas with predominantly low to moderate income households.

The areas that we identified as being in most need of immediate attention and most likely to be awarded grant funding include North Mineral Springs Drive, River Road and Shaw Street.

The first step in the process is to conduct a public hearing to allow the public to provide input on the proposed application. We will need to schedule a follow up meeting later this month to complete the application process.

**5.) RESOLUTION AUTHORIZING CDBG APPLICATION**

**(TAB 3)**

The second step in the process is for the Town Council to adopt the resolution included in your packet behind Tab 3 which gives the Mayor and/or Town Manager the authority to execute documents needed to submit the application package.

**6.) PUBLIC HEARING – WATER RATES**

As discussed at recent meetings, the Town water department needs to average collections of approximately \$65,000 monthly to cover our budgeted expenses. Our current rates are projected to be 7.25% lower than needed to reach this amount. As requested at the workshop staff has prepared several rate options for the Council to consider that we believe would address the shortfall.

**7.) ACTION ITEM – WATER RATES**

**RATE OPTIONS:**

- A.) Increase base fee (maintain base usage at 2,000 gallons) by \$2.00 per month and increase volumetric rate by \$1.00 to \$7.50 per 1,000
- B.) Maintain volumetric rate at \$6.50 per 1,000, eliminate base usage included in base fee (all usage is billed at volumetric rate) - base fee could be reduced to about \$15.00
- C.) Reduce base usage to 1,000 gallons per month and base fee to \$15.00 per month (only 1,000 gallons included in base fee, all other usage counted in volumetric rate)

Additional usage of approximately 935,000 gallons monthly would be included in the volumetric rate. Volumetric rate would need to increase by about \$1.85 per 1,000 gallons from \$6.50 to \$8.35 per 1,000.

- D.) Reduce base usage to 1,000 gallons per month and maintain base fee at \$20.00 per month (only 1,000 gallons included in base fee, all other usage

counted in volumetric rate)

Additional usage of approximately 935,000 gallons monthly would be included in the volumetric rate. Volumetric rate would need to increase by about \$1.35 per 1,000 gallons from \$6.50 to \$7.85 per 1,000.

- E.) Increase base usage to 4,000 gallons per month and increase base fee to \$40.00 per month. Keep volumetric rate at \$6.50 per 1,000.

**8.) PUBLIC HEARING – REZONING REQUEST (TAB 4)**

The owner of the property located at 114 Osborne Street (Yadkin County parcel number 122791, same being recorded in book 1187, page 832 of the Yadkin County Registry) has requested that the property be rezoned from R-12 (Medium Density Residential) to R-12 MH (Residential Manufactured Housing). The Planning Board met on August 25, 2016 and voted unanimously to recommend approval of the request. Prior to considering the request the Council must conduct a public hearing to hear citizen input.

**9.) CONSIDERATION OF REZONING REQUEST**

Following the conclusion of the public hearing, the Council may consider approval of the requested rezoning for 114 Osborne Street.

**10.) REQUEST TO UTILIZE TOWN PROPERTY – MAURICE RONDEAU (TAB 5)**

Mr. Rondeau is proposing to start a business providing tube and kayak rentals along with transportation to an upstream location along the Yadkin River. He is requesting permission to use the Town owned property located at the end of Deer Run Road as a location for clients to disembark from the river. This property was acquired by the Town as part of the greenway grant project.

**11.) BUDGET AMENDMENT – DAMAGE AT WATER PLANT (TAB 6)**

A lightening storm has caused damage to equipment at the water plant. These items have been reported to our insurance carrier and we expect to receive reimbursement for our expenses.

**12.) CONTINUED DISCUSSION – OLD TOWN HALL**

As directed at last month's meeting Town staff has received bids to perform an asbestos survey of the old Town Hall. The survey must be completed to determine if there are any asbestos containing materials within the building that must be removed prior to demolition of the structure. The cost estimates are outlined below. Mr. Dewitt Whitten with Allied Consulting and Environmental is the only one of the three that actually came to look at the building. The others gave us a price over the phone without looking at the building.

Allied Consulting and Environmental Services, LLC	-	\$1,500
Trinity Environmental	-	\$600 to \$700
Pilot Environmental	-	\$1,000

**13.) REQUEST TO LEASE OLD LIBRARY PROPERTY**

A local business person has requested to lease the old library building to expand a current screen printing business. The offer is to pay \$300 per month rent in addition to performing certain repairs to the building including replacing window and door frames and other repairs as may be necessary.

**14.) RESOLUTION DECLARING SURPLUS PROPERTY (TAB 7)**

Northwest corner of Shaw Street and River Road. The Town has received a bid of \$500 for the lot at the northwest corner of Shaw Street and River Road. The property was acquired jointly by the Town and Yadkin County via tax foreclosure. Staff recommends initiating the upset bid process as was recently used to dispose of town owned properties on W. Main Street and Osborne Street. Council will find such a resolution behind Tab 7.

**15.) PURCHASING POLICIES AND PROCEDURES (TAB 8)**

The purpose of the proposed policy included behind Tab 8 is to implement procedures to encourage and promote responsible, efficient, ethical, and legal utilization of all Town purchases. Since the proposal is an administrative policy it does not require formal Council approval. However management wants the Council to be aware of the new procedures. Prior to this time Town staff has followed many of these processes, the written policy simply makes the process official.

**16.) DEPARTMENTAL REPORTS (TAB 9)**

The departmental reports are included in your agenda packet behind Tab 9. The Council will need to make a motion to approve the monthly financial report.

**17.) ADJOURN**

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16.) **DEPARTMENTAL REPORTS**

17.) **ADJOURN**